CHOP 2007 Annual Report

Community Homes of Patagonia, Inc. (CHOP) was officially filed as an open-membership, nonprofit corporation with the ARIZONA CORPORATION COMMISSION on June 16, 2006. The mission of this local Community Housing Trust is to preserve community diversity by providing low- and moderate-income residents with opportunities to secure quality affordable housing. CHOP’s creation was due to the consistent efforts of many people over the last four years. In January 2006 the formation of the Patagonia Steering Committee on affordable housing, initiated by the Town of Patagonia, Patagonia Regional Community Foundation and La Semilla Community Stewardship Organization, provided a renewed interest in CHOP’s mission and incorporation.

CHOP’s Articles of Incorporation were published in the NOGALES INTERNATIONAL newspaper of Santa Cruz County, Arizona on August 1st, 4th, and 8th of 2006. Over the ensuing months CHOP’s Initial Board of Directors wrote the organization’s Bylaws and approved them on November 3, 2006. With the expert assistance of local attorney, Helen Pohlig (who provided her legal services on a pro-bono basis), CHOP submitted its application for nonprofit 501(c)(3) tax-exempt status to the Internal Revenue Service (IRS) on December 29, 2006.

CHOP’s First Annual Membership Meeting was held on January 28, 2007. Voting Members approved the Bylaws, nominated and elected a nine-person Board of Directors, and established Membership dues. On February 7, 2007 the newly elected Board held CHOP’s First Annual Board of Directors Meeting. Board officers were elected, Committees created, and Committee Chairs chosen.

In 2007 CHOP’s work to fulfill its charitable purposes began in earnest. The organization’s initial priorities have included:
- effectively communicating with the community, particularly the individuals and families being served (the prospective homeowners);
- raising funds;
- networking with supportive organizations;
- laying the foundation for fiscal and legal responsibility;
- acquiring land;
- developing its first project

Many in-kind hours given by Board Directors, Members, and Resource People during 2007 are reflected in CHOP’s accomplishments and highlights that are listed below.
CHOP 2007
Accomplishments & Highlights

JANUARY  First Annual Membership Meeting
FEBRUARY  First Annual Board Meeting
MARCH-JULY  Arizona Housing Institute Seminar by the ARIZONA DEPARTMENT OF HOUSING
JULY  IRS Non-Profit 501(c)(3) Tax-Exempt Status
AUGUST  Patagonia, Arizona: Affordable Housing Study by THE DRACHMAN INSTITUTE College of Architecture and Landscape Architecture, University of Arizona
OCTOBER  Homeowner Education Classes by (SEAGO) Southeastern Arizona Governments Organization
NOVEMBER  Arizona Community Foundation (ACF) Grant Seminar
DECEMBER  $3,000.00 Grant Award from the Patagonia Regional Community Foundation (PRCF)

UPCOMING EVENT
Join Community Homes of Patagonia, Inc. for the Second ANNUAL MEMBERSHIP MEETING Saturday, January 26, 2008, 3:00-4:00 PM at Patagonia Community Church 387 McKeown Ave. Patagonia
Community Homes of Patagonia, Inc.’s
SUPPORTERS, MEMBERS & RESOURCE PEOPLE

A special thank you and acknowledgment to the following:

David Ahumada    Paul Finley    Michael McDonald    Marilyn Robinson
Walter Andrew Jr. Jerry Fitzmaurice Betsy McGee    Anadora Rodriguez
Anonymous         Jackie Fleder    Fred McGee    Cecilia San Miguel
John Arnold       Bill Fowler    Gary McNutt    Ralph Schmitt
Meredith Aronson Elvia Gallaher    Paula McNutt    Penny Schrader
Zack Babb         Kelley Gallaher    Jean Miller    Susan Scott
Jill Babcock      Gary Gay      Elvia Miranda    Jacques Sennyey
Karia Basta       Rita Gay      Rene Miranda    Marianne Shannon
Susan Belt        Gabriela Gorman Cynthia Morris    Jeanne Shaw
Sylvia Beltran    Ann Gosline    Ron Morris    Carol Soth
E. Gage Best      Calvin Greening Ken Morrow    Virginia Thiers
Richard Boren     Sally Greenleaf Mary Munroe    Daniel Thompson
Todd C. Bowden    Paul Harris    Betty Myers    Kathryn Twinfeathers
Stephen B. Boyle  Randy Heiss    Novack Family    Juan Urias
David Briggle     Paulino Herrera Berta Ojeda    Isabel Van Nest
Philip Brister    Darlene Hilgeman Julie Packer    Ana Maria Vasquez
Lee Cannon        Jack Holder    Mark Perlmutter    Andrea Wood
Laura Carr        Julie Holding    Molly Phinny
Jeffrey Cooper    David Joslin    Ted Piper
Lynn Davidson     Krysa Kobryner Helen Pohlig
Lila Davison      Elisa Kruger    Bernice Pomeroy
George Diethorn   Dave Lambert    Corky Poster
Michaela DeLaOssa George Long    Jose R. Rearibay
Jeff Evans        Nancy McCoy    Donna Reibslager
David Fain        Peter McCrohan    Jerry Rodman

Also special thanks to the Institute for Community Economics & the National Community Land Trust Network

CHOP’S BOARD OF DIRECTORS

Dave Lambert    Virginia Thiers    Jeff Evans
David Fain      Mary Munroe      Jeffrey Cooper
Walter Andrew, Jr. Peter McCrohan    Tod C. Bowden

President- Tod C. Bowden, Vice President- Dave Lambert, Secretary- David Fain, Treasurer-Virginia Thiers